101.0	0005	0025.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,300 / 709,300
					USE VALUE:	709,300 / 709,300
					ASSESSED:	709,300 / 709,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
358		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ENG TONG LAU & CHERYL G
Owner 2:	
Owner 3:	
Street 1:	358 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1963, having primarily Wood Shingle Exterior and 2021 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6481.000	279,200		430,100	709,300
Total Card	0.149	279,200		430,100	709,300
Total Parcel	0.149	279,200		430,100	709,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.00 | /Parcel: 351.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65360

GIS Ref

GIS Ref

Insp Date 10/02/18

!8113!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0025.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	279,200	0	6,481.	430,100	709,300		Year end	12/23/2021
2021	101	FV	269,700	0	6,481.	430,100	699,800		Year End Roll	12/10/2020
2020	101	FV	269,700	0	6,481.	430,100	699,800	699,800	Year End Roll	12/18/2019
2019	101	FV	249,500	0	6,481.	430,100	679,600	679,600	Year End Roll	1/3/2019
2018	101	FV	249,500	0	6,481.	368,700	618,200	618,200	Year End Roll	12/20/2017
2017	101	FV	249,500	0	6,481.	344,100	593,600	593,600	Year End Roll	1/3/2017
2016	101	FV	249,500	0	6,481.	294,900	544,400	544,400	Year End	1/4/2016
2015	101	FV	251,700	0	6,481.	264,200	515,900	515,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:45:27

LAST REV

Date	Time
02/05/19	12:15:10
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8113

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ENG TONG LAU-ET	1102-42		10/14/1992		100	No	No	A	

USER DEFINED

Prior Id # 1:	65360
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	BS	Barbara S
2/14/2009	Meas/Inspect	197	PATRIOT
11/18/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
8/24/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6481		Sq. Ft.	Site		0	70.	0.95	4									430,102						430,100	

Total AC/HA:	0.14878	Total SF/SM:	6481	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,102	Spl Credit		Total:	430,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:	2	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	133.623
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379307
Depreciation:	100137
Depreciated Total:	279170

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

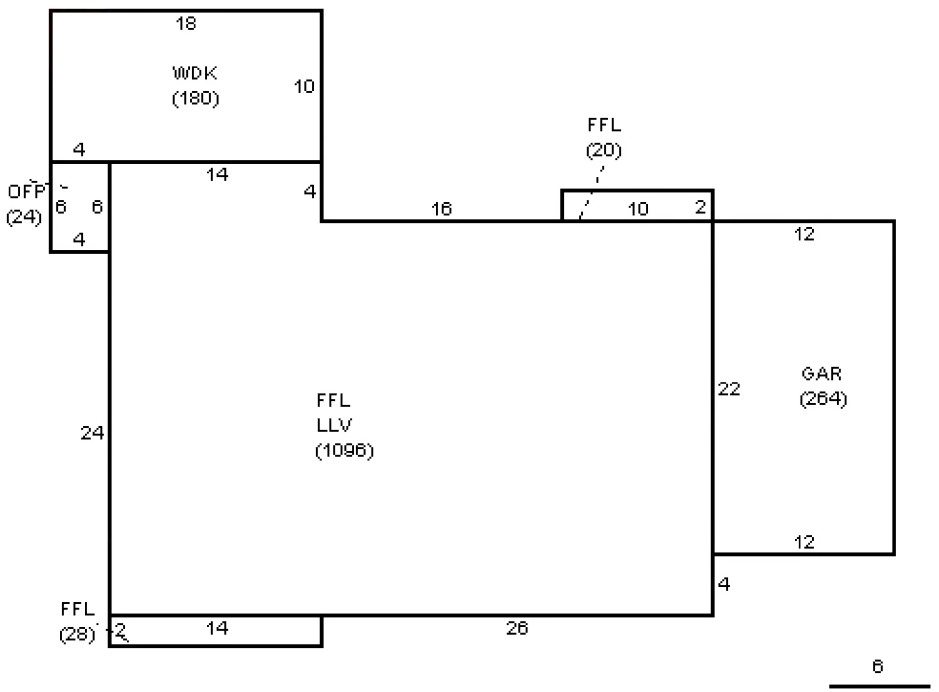
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	133.62
Special Features:	0	Val/Su Net:	103.10
Final Total:	279200	Val/Su SzAd	244.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,144	133.620	152,865
LLV	Lower Level	1,096	96.210	105,445
GAR	Garage	264	24.220	6,394
WDK	Deck	180	11.440	2,059
OFP	Open Porch	24	43.550	1,045

Net Sketched Area:	2,708	Total:	267,808
Size Ad	1144	Gross Area	2708	FinArea	2021
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0025.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	